

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Hammond Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$825,000

House

X

Unit

Suburb

Ringwood

Period - From

01/07/2018

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	83 Maidstone St RINGWOOD 3134	\$750,888	02/03/2019
2	41 Albert St RINGWOOD 3134	\$730,000	06/06/2019
3	43 Ford St RINGWOOD 3134	\$725,000	20/06/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 1

Rooms: 5
Property Type: House
Land Size: 535 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending June 2019: \$825,000

Comparable Properties



83 Maidstone St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$750,888
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 562 sqm approx



41 Albert St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 3

Price: \$730,000
Method: Private Sale
Date: 06/06/2019
Rooms: -
Property Type: House
Land Size: 690 sqm approx



43 Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

Price: \$725,000
Method: Sold Before Auction
Date: 20/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 513 sqm approx